



Brand New Space for Lease

14,700 - 30,900 SF

1010 Washington Avenue • Bronx • NY

For Pricing **Call: 212 433 3355**

SHLOMI BAGDADI
212 433 3355 x 101
sb@tristatecr.com

DOV BLEICH
212 433 3355 x 111
dov.b@tristatecr.com



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Property Summary

1010 Washington Avenue, Bronx, NY 10456



Location Overview

Located in the Morrisania neighborhood of the Bronx between Weiher Ct & E 164th St near the Prospect Ave subway station.

Nearest Transit: 2 & 5 trains at Flatbush Ave - Brooklyn College and the B6, B41, B44, B44-SBS, B11, & Q35 bus lines.

Include Dunkin', McDonald's, Food Bazaar, Walgreens, Starbucks, Retro Fitness, Food Universe Marketplace, Hook & Reel, Santander Bank, Domino's, CTown Supermarket, TrueCare Pharmacy, Kennedy Fried Chicken, and more!

Main Highlights

- ◆ Brand new development
- ◆ State-of-the-art office space
- ◆ High ceilings
- ◆ Surrounded by all glass windows boasting tremendous light
- ◆ Elegant lobby
- ◆ ADA accessible
- ◆ 2 means of egress
- ◆ Parking
- ◆ Divisible (per floor)
- ◆ Both floors can be combined for one tenant

205,000 SF

Total Building Size

17,951 SF

Lot Size

M1/R7-2

Zoning

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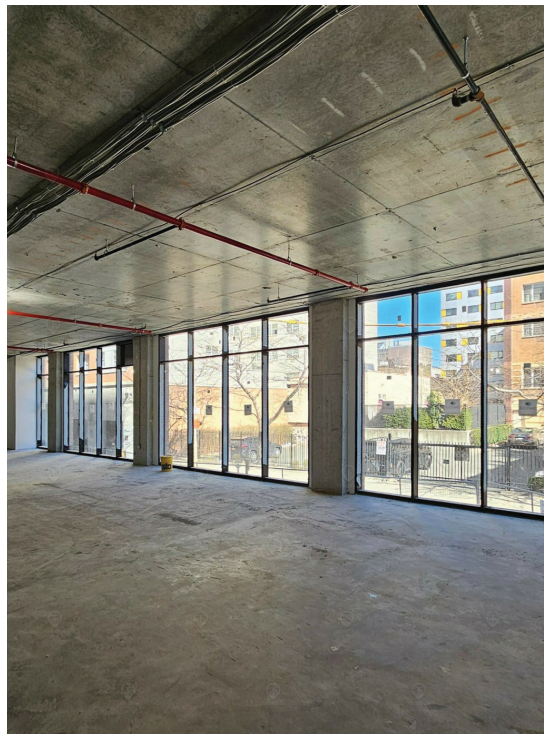
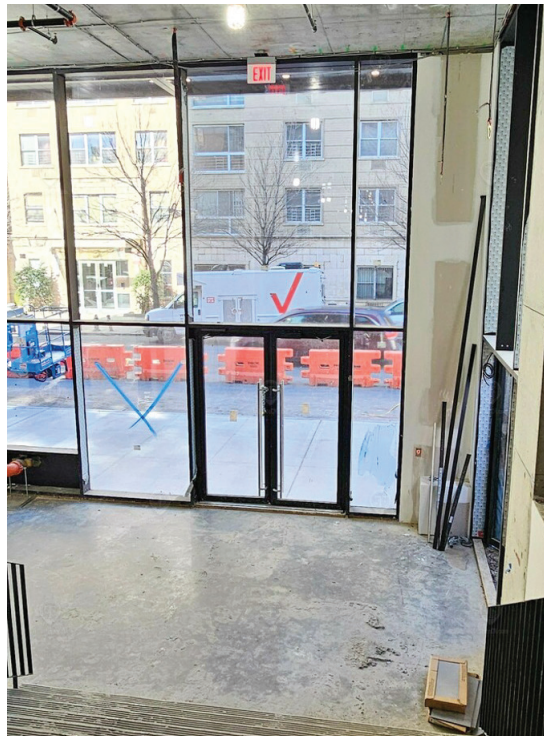
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Additional Photos

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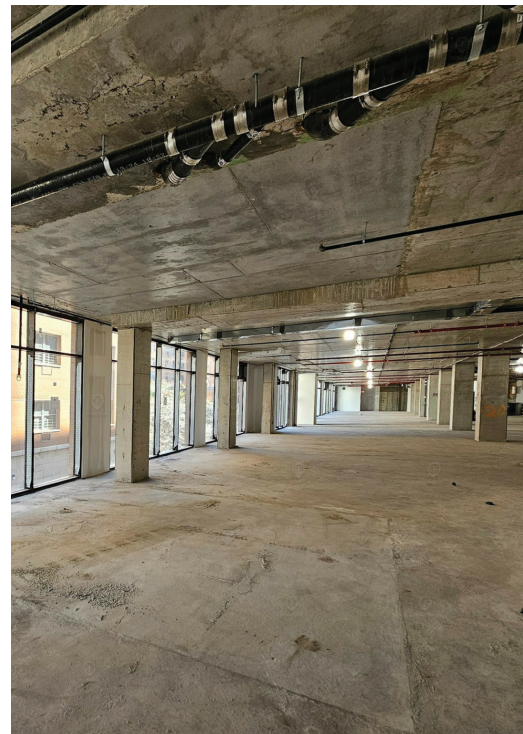
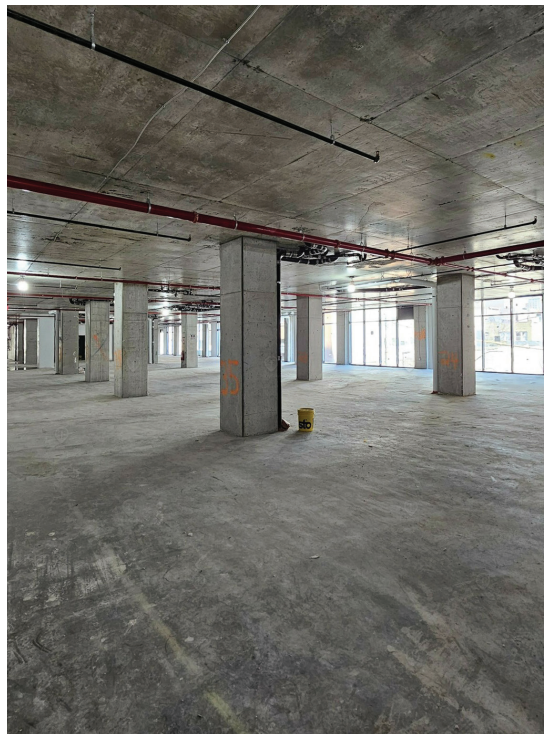
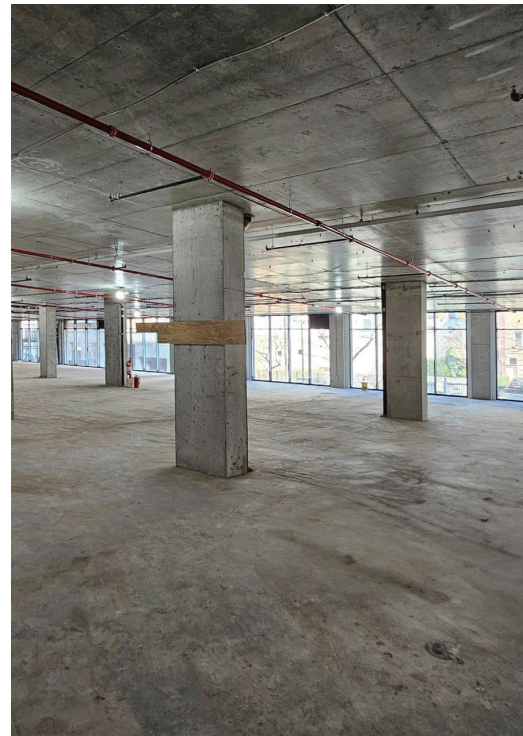
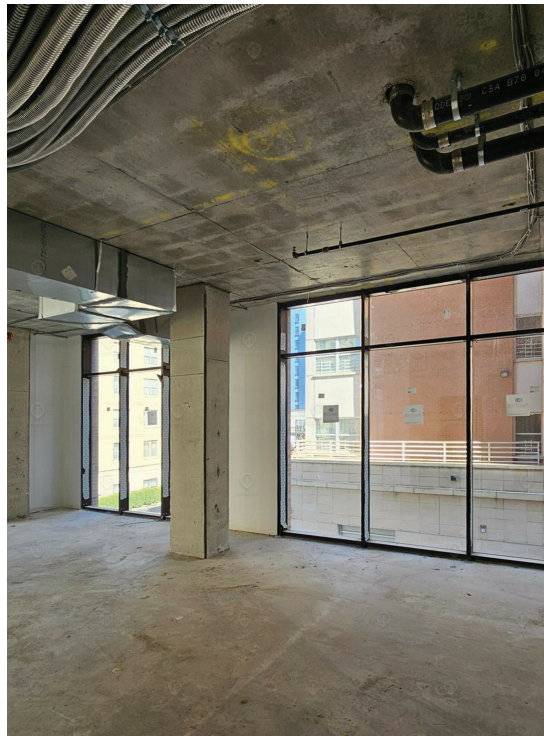
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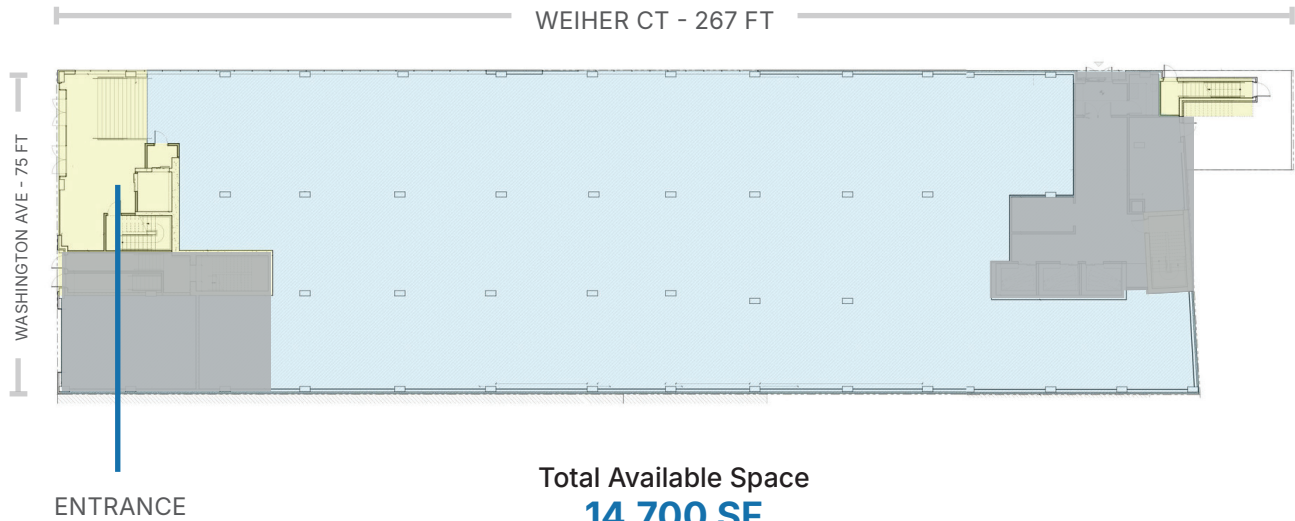


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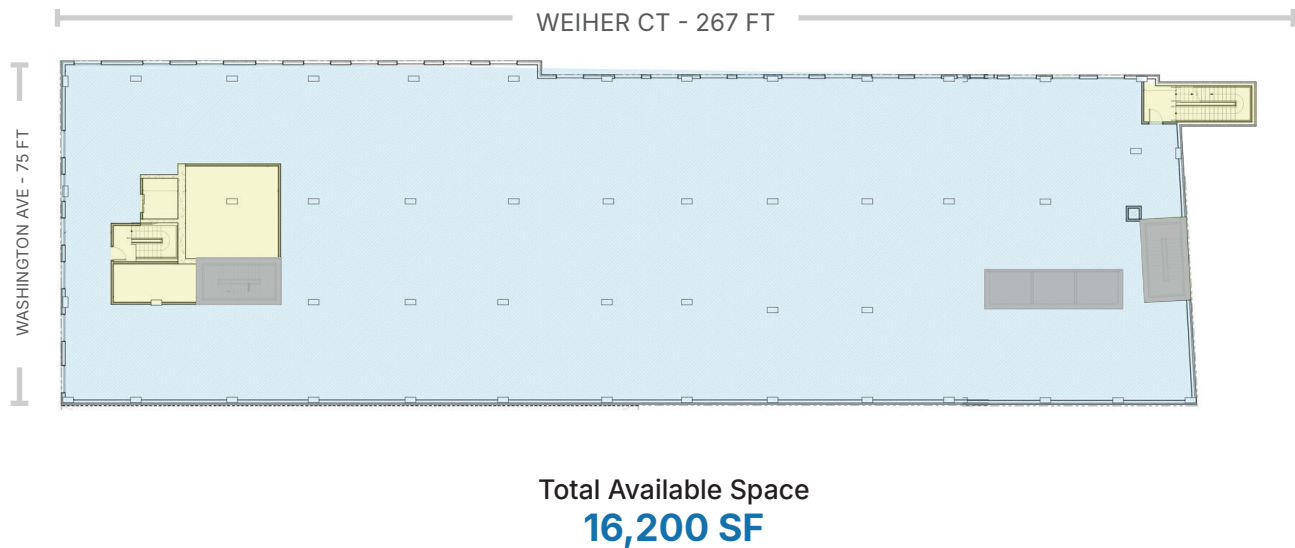
Floor Plans

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GROUND FLOOR



SECOND FLOOR



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Retailer Map

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Area Demographics

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Average Age	32.2	33.4	32.9
Average Age (Male)	33.6	32.5	31.2
Average Age (Female)	32.7	34.7	35.3
Total Population	11,189	58,135	236,024



236,024

People within 1 Mile

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$41,502	\$45,988	\$45,337
Average House Value	\$7,073	\$62,423	\$92,993
Total Households	4,086	21,860	88,393



\$45,337

Avg Household Income

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SITE SOURCE
RETAIL BROKER NETWORK